



# Manchester Land Use & Development Ordinance

## CHAPTER 3 OF THE MANCHESTER UNIFIED ORDINANCE

DEVELOPED WITH THE SUPPORT OF THE VERMONT DEPARTMENT OF HOUSING AND  
COMMUNITY DEVELOPMENT MUNICIPAL PLANNING GRANT PROGRAM (FY 2016)

ADOPTED BY THE SELECTBOARD MAY 29, 2018, EFFECTIVE JUNE 19, 2018.

**RECORD OF AMENDMENTS:**

- *REVISIONS ADOPTED MAY 5, 2020, EFFECTIVE MAY 26, 2020.*
- *REVISIONS ADOPTED OCTOBER 12, 2021, EFFECTIVE NOVEMBER 2, 2021.*
- *REVISIONS PERTAINING TO CANNABIS USES PROPOSED FOR APRIL 4, 2022, PUBLIC HEARING.*

*Proposed revisions indicated in red italics on the following pages.*

4.17 Use Table

USE & DEFINITION <i>P = Permitted Use    C = Conditional Use    – = Use Not Allowed</i>	DN	TC	MU1	MU2	MU3	OI	R10	R4	R1	RR	RA	FC
RESIDENTIAL												
<b>Single-family dwelling</b> A detached, single-unit structure for habitation by one household that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation.	–	–	P	P	P	–	P	P	P	P	P	–
<b>Two-family dwelling</b> A two-unit structure for habitation by two households each in a unit that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation, and with each unit having a separate entrance from the outside or through a common vestibule (also known as a duplex).	–	–	P	P	P	–	P	P	P	P	–	–
<b>Attached dwelling</b> A single-unit dwelling for habitation by one household that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation, which is attached to another single-unit dwelling in a row of at least three such dwellings with one or more common walls and with each dwelling having its own front and rear access to the outside (also known as a townhouse).	–	–	P	P	C	–	P	P	C	C	–	–
<b>Multi-family dwelling</b> Use of a structure or part of a structure for habitation by three or more households each in a unit that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation, or any dwelling unit in a mixed-use building.	P	P	P	P	–	–	P	–	–	–	–	–
<b>Accessory dwelling</b> Accessory use of single-family residential property for a second dwelling unit that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation.	–	–	P	P	P	–	P	P	P	P	P	–
<b>Customary Home Occupation (CHO)</b> Accessory use of single-family residential property for a small business that does not alter the residential character of the property.	–	–	P	P	P	–	P	P	P	P	P	–
<b>Family childcare home</b> Accessory use of single-family residential property for a small daycare business operated by a resident of the dwelling under state license or registration.	–	–	P	P	P	–	P	P	P	P	P	–
<b>Retirement housing</b> Use of one or more structures to primarily house people age 55 or older that: (a) contains multiple dwelling units each intended for habitation by one household and providing complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation; and (b) may offer minimum convenience services to residents as an accessory use.	–	C	P	P	C	–	P	P	P	P	–	–
<b>Assisted living</b> Use of one or more structures to provide housing, board and care to residents who need assistance with daily activities such as dressing, grooming, bathing, etc. and that operates under state license (includes residential care homes).	–	C	C	C	C	–	C	C	–	–	–	–
<b>Skilled nursing service</b> Use of one or more structures to provide housing and 24-hour skilled nursing care to residents and that operates under state license (includes nursing and convalescent homes, and hospice facilities).	–	C	–	C	C	–	–	C	–	–	–	–
<b>Group home</b> Use of single-family residential property to provide housing to people with disabilities that operates under state license or registration.	–	–	P	P	P	–	P	P	P	P	P	–
<b>Residential treatment facility</b> Use of one or more structures to provide housing and 24-hour supervision and care of patients receiving therapy for substance abuse, mental illness or other behavioral problems.	–	–	–	C	C	–	–	–	–	–	–	–
<b>Dormitory</b> Use of one or more structures by an educational institution to provide housing for students of the school.	P	P	C	P	C	–	C	C	–	–	–	–

USE & DEFINITION <i>P = Permitted Use    C = Conditional Use    – = Use Not Allowed</i>	DN	TC	MU1	MU2	MU3	OI	R10	R4	R1	RR	RA	FC
<b>Boarding house</b> A single-family residential property in which rooms are rented to six or more persons to serve as the boarder’s principal residence. Meals, housekeeping, or laundry services are commonly provided.	–	–	P	P	P	–	P	P	P	C	C	–
LODGING												
<b>Bed-and-breakfast</b> Accessory use of single-family residential property to provide short-term accommodations for travelers that may have not more than five guestrooms.	–	–	P	P	P	–	P	P	P	C	C	–
<b>Inn</b> Owner occupied use of one or more structures to provide short-term accommodations for travelers. May include a restaurant, bar, event facility, spa or fitness club as an accessory use. Inns must not exceed 25 guest rooms.	–	–	P	P	P	–	C	–	–	C	C	–
<b>Hotel or motel</b> Use of one or more structures to provide short-term accommodations for travelers. It may also include accessory uses such as food services, recreational services, convention hosting, laundry services, etc.	P	P	P	P	P	–	–	–	–	–	–	–
<b>Resort</b> Use of one or more structures to provide short-term accommodations for transient guests where the primary attraction is recreational amenities or activities. It may also include accessory uses such as food services, recreational services, convention hosting, laundry services, etc.	–	P	–	P	P	–	–	–	–	C	C	–
COMMERCIAL												
<b>Retail sales</b> An establishment that sells goods to the general public for personal or household consumption primarily from within an enclosed structure, excluding any use specifically defined in this use table. It may also provide installation, repair or maintenance services as an accessory use.	P	P	C	–	–	–	–	–	–	–	–	–
<b>Fueling station</b> A specialized establishment for selling gasoline or other vehicle fuels. Commonly combined with other retail uses such as a carwash or convenience store, or with an auto repair and service garage. This definition specifically excludes truck or freight transportation.	–	C	–	–	–	–	–	–	–	–	–	–
<b>Carwash</b> A specialized establishment for washing, waxing, polishing and general cleaning of vehicles. This definition specifically excludes truck or freight transportation.	–	C	–	–	–	–	–	–	–	–	–	–
<b>Repair service</b> An establishment that maintains, services, repairs or paints goods such as appliances, vehicles, boats, equipment or machinery. This definition specifically excludes truck or freight transportation.	–	C	C	C	C	C	–	–	–	–	–	–
<b>Open lot sales or rentals</b> An establishment that sells or rents large items such as vehicles, boats, equipment, machinery, manufactured homes or prefabricated buildings primarily from an open lot. It may also provide installation, repair or maintenance services as an accessory use.	–	C	–	C	–	C	–	–	–	–	–	–
<b>Lawn, garden and farm supply sales</b> An establishment that sells goods to the general public for personal or household consumption primarily from outdoor areas or open air structures (excluding any use specifically defined in this use table) that sells specialized products and services for lawn, garden, or farm use. It may: (a) sell farm supplies such as feed and seed; (b) sell nursery and garden products, such as trees, shrubs, plants, seeds, bulbs, soil, compost, mulch, or sod; (c) sell lawn, garden or farm equipment or machinery as an accessory use; and (d) provide installation, repair or maintenance services as an accessory use.	–	P	–	C	C	C	–	–	–	C	C	–
<b>Lumberyard and building supply sales</b> An establishment that sells lumber and heavy building materials, and that typically stores stock outdoors or under open-air structures.	–	P	–	–	–	P	–	–	–	–	–	–
<b>Grocery store</b> An establishment that sells food or beverage items to the general public primarily not for immediate consumption. It may offer prepared foods or drinks for immediate consumption either on-site or for take-out as an accessory use.	P	P	P	–	–	–	–	–	–	–	–	–

USE & DEFINITION <i>P = Permitted Use    C = Conditional Use    – = Use Not Allowed</i>	DN	TC	MU1	MU2	MU3	OI	R10	R4	R1	RR	RA	FC
<b>Convenience store</b> An establishment that sells a limited line of staple food, packaged food, and convenience items primarily for off-site consumption. It may offer prepared foods or drinks for immediate consumption either on-site or for take-out as an accessory use.	P	P	–	–	–	–	–	–	–	–	–	–
<b>Beer, wine or liquor store</b> An establishment that sells packaged alcoholic beverages for off-site consumption.	P	P	C	–	–	–	–	–	–	–	–	–
<b>Specialty food store</b> An establishment that sells a limited line of specialty, locally-produced or gourmet food or beverage items primarily for off-site consumption. It may offer prepared foods or drinks for immediate consumption either on-site or for take-out as an accessory use.	P	P	P	–	C	–	–	–	–	–	–	–
<b>Open market</b> An establishment or site where goods are brought to be immediately sold to the general public for personal or household consumption often from outdoor areas or open air structures, excluding any use specifically defined in this use table.	C	C	–	C	C	–	–	–	–	–	–	–
<b>Pharmacy</b> An establishment that sells prescription and over-the-counter medication and personal care products, Pharmacies may sell additional products such as food, beverages, office supplies, greeting cards, gifts and other goods.	P	P	P	–	–	–	–	–	–	–	–	–
<b><i>Retail Cannabis Sales</i></b> <i>An establishment licensed by the state Cannabis Control Board to sell cannabis products to adults 21 years of age and older for off-site consumption. This use category includes integrated cannabis establishments.</i>	–	C	–	–	–	–	–	–	–	–	–	–
<b>Professional or business office</b> An establishment that: (a) is used to conduct the affairs of a business, organization or profession; or (b) provides services that are reliant on the specialized training, expertise, skills or knowledge of practitioners. This definition specifically excludes services provided by licensed medical or veterinary practitioners.	P	P	P	P	P	P	–	–	–	–	–	–
<b>Personal or business service</b> An establishment that provides: (a) services on or closely related to the physical person including, but not limited to, laundry, tailoring, shoe repair, hair salon, nail salon, tanning salon, spa, massage parlor or tattoo parlor; or (b) support services primarily to other businesses such as billing, collection, advertising, telemarketing, copying, mailing, etc. It may include sales of related products as an accessory use. This definition specifically excludes services provided by licensed medical or veterinary practitioners.	P	P	P	C	C	C	–	–	–	–	–	–
<b>Veterinary office</b> An establishment where licensed practitioners of veterinary medicine, dentistry, or surgery treat animals. It may include grooming, boarding, or other pet services as an accessory use. It may include sales of pet food, medicines, or supplies as an accessory use.	C	C	C	C	C	P	–	–	–	C	C	–
<b>Domestic animal service</b> An establishment that: (a) provides domestic animal and pet care services other than veterinary service such as boarding, grooming, sitting, and training; or (b) breeds, sells, or manages adoption of domestic animals. This includes kennels and may include sales of pet food or supplies as an accessory use.	C	C	C	C	C	C	–	–	–	C	C	–
<b>Bank</b> An establishment that engages in financial transactions that create, liquidate, or change ownership of financial assets such as accepting deposits, making loans, and issuing currency.	P	P	P	–	–	C	–	–	–	–	–	–
<b>Recreation equipment rental</b> An establishment that rents recreational goods such as skis, canoes, kayaks, or bicycles. It may also provide repair or maintenance services as an accessory use.	P	P	C	P	P	P	–	–	–	C	C	C
<b>Restaurant, eat-in</b> An establishment that prepares and serves meals, snacks, and beverages that are primarily served to seated patrons for immediate consumption on the premises. It may prepare and serve meals, snacks and beverages for consumption off the premises (take-out) provided that the area devoted to patron seating (exclusive of any outdoor dining area) is not less than 40% of the gross floor area of the restaurant (exclusive of any outdoor dining area). Any restaurant with drive-through or drive-in service will be considered a take-out restaurant under this ordinance.	P	P	C	–	P	–	–	–	–	–	–	–



USE & DEFINITION <i>P = Permitted Use   C = Conditional Use   – = Use Not Allowed</i>	DN	TC	MU1	MU2	MU3	OI	R10	R4	R1	RR	RA	FC
<b>Restaurant, take-out</b> An establishment with no or limited seating that prepares and serves meals, snacks and beverages primarily for consumption off the premises. Any restaurant with drive-through or drive-in service will be considered a take-out restaurant under this ordinance. This definition includes a retail bakery that sells 40% or more of its products on the premises.	C	C	C	C	–	–	–	–	–	–	–	–
<b>Mobile food unit</b> An establishment that prepares and serves meals, snacks and beverages primarily for immediate consumption from motorized vehicles or non-motorized carts.	C	C	–	–	–	–	–	–	–	–	–	–
<b>Tavern</b> An establishment that primarily prepares and serves alcoholic beverages for immediate consumption. It may include food service as an accessory use. This definition includes a brewpub that produces less than 15,000 barrels of beer per year and sells 25% or more of its beer on the premises.	P	P	C	–	C	–	–	–	–	–	–	–
<b>Nightclub</b> An establishment that operates as a place of entertainment with music, dancing, or similar live or recorded performances, and where food and drink may be served for immediate consumption on the premises.	P	P	–	–	–	–	–	–	–	–	–	–
<b>Catering or commercial kitchen</b> A state-licensed establishment that prepares: (a) meals, snacks and beverages to be served at off-premise events; or (b) food or beverage products for wholesale or retail sale provided that the operator does not require a state food processing establishment license (such uses will be considered food or beverage manufacturing under this ordinance).	C	C	C	C	C	P	–	–	–	C	C	–
<b>Parking lot or structure</b> An establishment that provides short-term storage for registered, operable passenger vehicles as its primary function.	C	C	C	–	–	C	–	–	–	–	–	–
INDUSTRIAL												
<b>Light industry</b> An establishment that produces new products, materials or parts in a facility that generally does not rely on specialized power, water or waste disposal systems for operation. All light industrial operations must occur within an enclosed building, which is typically similar to an office building in its size, appearance and impacts. It may include a retail shop as an accessory use that primarily sells products produced on the premises. This definition excludes any use specifically defined in this use table.	C	C	C	C	C	P	–	–	–	–	–	–
<b>Artisanal or handcrafted manufacturing</b> An establishment that produces artisanal or handcrafted goods from within an enclosed building that are custom-designed and produced in small quantities, which typically is characterized by minimal automation, little division of labor and a small number of skilled craftspeople. It may include a retail shop as an accessory use that primarily sells products produced on the premises. This definition excludes any use specifically defined in this use table.	C	C	C	C	C	P	–	–	–	C	C	–
<b>Food or beverage manufacturing</b> A state licensed establishment that produces food or beverage products that are typically sold to wholesalers or retailers. It may include a retail shop, restaurant or bar as an accessory use that primarily sells products produced on the premises. This definition includes, but is not limited to, microbrewery, distillery, winery, and commercial bakery.	C	C	C	C	C	P	–	–	–	C	C	–
<b>Wood products, cabinet or furniture manufacturing</b> An establishment that produces finished wood products such as cabinets, furniture, decorative items, <i>or containers, from within an enclosed building. It may include a retail shop as an accessory use that primarily sells products produced on the premises. See also Sawmill under Natural Resource Based uses.</i>	C	C	C	C	C	P	–	–	–	C	C	–
<b>Indoor Cannabis Cultivation &amp; Cannabis Manufacturing</b> <i>An establishment licensed by the state Cannabis Control Board to cultivate cannabis in an enclosed structure using artificial lighting, or to manufacture cannabis products, including but not limited to concentrated cannabis, edibles, ointments, tinctures, or vaporizer cartridges containing cannabis oil, and to sell such products to licensed cannabis retailers.</i>	–	–	–	C	–	P	–	–	–	–	–	–
<b>Warehouse and storage</b> An establishment that stores, but does not sell, goods and may provide a range of services related to the distribution of goods. This definition specifically excludes any use specifically defined in this use table.	–	–	–	C	–	P	–	–	–	–	–	–

USE & DEFINITION <i>P = Permitted Use   C = Conditional Use   – = Use Not Allowed</i>	DN	TC	MU1	MU2	MU3	OI	R10	R4	R1	RR	RA	FC
<b>Self-storage facility</b> An establishment that provides individual storage spaces for lease to either commercial or wholesale customers for storage of business goods, or to the general public for storage of household goods.	–	–	–	C	–	P	–	–	–	–	–	–
<b>Tank farm or fuel storage and distribution services</b> An establishment with one or more tanks that typically store fuels, oils and similar liquid products. It may include sale and distribution of such products.	–	–	–	–	–	C	–	–	–	–	–	–
<b>Wholesale trade</b> An establishment that sells or arranges the purchase of goods primarily to other businesses that is set up as a warehouse or office with little to no display of merchandise and where customers do not have direct access to the primary merchandise being sold.	–	C	–	–	–	P	–	–	–	–	–	–
<b><i>Cannabis Wholesale</i></b> <i>An establishment licensed by the state Cannabis Control Board to store, process, and sell cannabis and cannabis products to licensed cannabis retailers.</i>	<i>–</i>	<i>–</i>	<i>–</i>	<i>C</i>	<i>–</i>	<i>P</i>	<i>–</i>	<i>–</i>	<i>–</i>	<i>–</i>	<i>–</i>	<i>–</i>
<b>Contractor's yard</b> An establishment that provides storage for vehicles, machinery, equipment and materials used by a contractor in the construction-related trades, which may include a shop for maintaining or repairing the contractor's vehicles, machinery or equipment or the contractor's business office.	–	–	–	C	C	P	–	–	–	C	C	–
<b>Salvage or Junk Yard</b> A site used for outdoor storage, processing, buying, or selling junk, or as a scrap metal processing facility.	–	–	–	–	–	C	–	–	–	–	–	–
<b>Air transportation services</b> A site or structure intended to accommodate or support air transportation such as a runway, hangar, terminal, control tower or heliport.	–	–	–	–	–	C	–	–	–	–	–	–
<b>Rail transportation services</b> A site or structure intended to accommodate or support rail transportation such as a train station, depot, rail yard, or siding.	–	–	–	–	–	C	–	–	–	–	–	–
<b>Transit or passenger transportation services</b> An establishment that provides public or ground transportation services such as van or bus transportation, and taxi or limousine services.	–	C	C	C	C	C	–	–	–	–	–	–
<b>Truck or freight transportation services</b> An establishment that provides: (a) over-the-road transportation of cargo using trucks and tractor trailers; or (b) services such as storage, maintenance, repair or fuel primarily for heavy vehicles, including trucks, tractor trailers or buses.	–	–	–	–	–	C	–	–	–	–	–	–
<b>Printing or publishing</b> An establishment that issues copies of works that are usually protected by copyright and that may print, reproduce, distribute, or offer direct access to works such as newspapers, magazines, periodicals, books, databases, calendars, greeting cards, maps, posters, software, sound recordings or video recordings. This definition specifically excludes retail copy shops, which will be considered retail sales under this ordinance.	–	–	–	–	–	P	–	–	–	–	–	–
<b>Media recording or broadcasting studio</b> An establishment that is used to produce, distribute or broadcast radio, television, movie, sound, video or similar media products, programs or recordings.	P	P	P	P	–	P	–	–	–	–	–	–
<b>Communications antenna</b> A device used to transmit or receive radio, television or other wireless communications and related structures and equipment. This definition specifically excludes a communication tower.	P	P	P	P	P	P	–	–	–	P	P	C
<b>Communications tower</b> A structure used to support one or more communication antennas and related structures and equipment.	–	–	–	–	–	C	–	–	–	–	C	C
<b>Information services or data center</b> An establishment used to house computer systems and associated components such as telecommunications and storage systems, to provide electronic data processing services, or to supply digital information. It generally includes redundant or back-up power supplies and communications connections, environmental controls and security devices.	–	–	–	–	–	P	–	–	–	–	–	–
<b>Laboratory or research facility</b> An establishment used for research or analysis in the physical, engineering, cognitive or life sciences. <i>This includes a laboratory licensed by the state Cannabis Control Board to provide testing of cannabis or cannabis products.</i>	–	C	–	C	–	C	–	–	–	–	–	–

USE & DEFINITION <i>P = Permitted Use    C = Conditional Use    – = Use Not Allowed</i>	DN	TC	MU1	MU2	MU3	OI	R10	R4	R1	RR	RA	FC
<b>Composting facility</b> An establishment used primarily used for the composting of food and other biodegradable wastes.	–	–	–	–	–	C	–	–	–	–	C	–
ART, ENTERTAINMENT AND RECREATION												
<b>Performance theater</b> An establishment that presents live entertainment by actors, singers, dancers, musicians or other performing artists to an audience.	P	P	C	C	–	–	–	–	–	–	–	–
<b>Movie theater</b> An establishment that shows movies or other recorded entertainment to an audience.	P	P	–	–	–	–	–	–	–	–	–	–
<b>Art gallery or studio</b> An establishment used to produce, display, or sell works of art or handcrafted jewelry, pottery, or glassware, or similar decorative objects or handcrafted goods.	P	P	P	P	P	P	–	–	–	–	–	–
<b>Museum</b> An establishment that preserves and exhibits objects, sites and natural wonders of historical, cultural or educational value.	P	P	P	P	P	–	–	–	–	C	C	–
<b>Indoor recreation</b> An establishment that offers physical fitness, sports, games and other leisure-time activities to the general public primarily from within an enclosed building. This definition specifically excludes any use defined in this use table.	P	P	C	P	P	P	–	–	–	–	–	–
<b>Fitness center or health club</b> An establishment that offers fitness or recreational sports facilities and services to members and their guests primarily from within an enclosed building.	C	P	–	P	P	P	–	–	–	–	–	–
<b>Spa</b> An establishment that offers health, beauty, weight loss and relaxation treatments and therapies through means such as massage, facials, steam and sauna facilities, waxing, electrolysis, and exercise facilities and instruction. It may offer food and beverages to clients for immediate consumption on the premises. It may offer personal services such as hair salons, make-up consultations, manicures or pedicures as additional services.	P	P	P	P	P	–	–	–	–	–	–	–
<b>Event facility</b> An establishment used to host conventions, trade shows, corporate meetings, weddings, receptions, reunions and similar special events that typically includes large open spaces such as auditoriums, banquet halls, exhibition halls and meeting rooms	P	P	C	P	P	–	–	–	–	C	C	–
<b>Outdoor recreation</b> An establishment that offers physical fitness, sports, games and other leisure-time activities primarily outside an enclosed building. This definition specifically excludes any use defined in this use table.	–	C	–	P	P	C	–	–	C	C	C	C
<b>Golf course or country club</b> An establishment laid out with at least nine holes for playing the game of golf and improved with trees, greens, fairways and hazards. It may include a clubhouse that offers food and beverages to members and guests, restrooms, driving range and shelters. It may provide additional recreational activities or retail sales of golf-related merchandise as an accessory use.	–	–	–	C	P	–	–	–	–	C	C	–
<b>Campground</b> An establishment designed to accommodate campers and their equipment including tents, tent trailers, and recreational vehicles, or to provide overnight recreation camping or outdoor adventure retreats. It may provide additional facilities and services such as cabins, sanitary facilities, food services, recreational facilities, and organized recreational or educational activities.	–	–	–	–	C	–	–	–	–	C	C	C
<b>Summer camp</b> An establishment that offers accommodations in tents, cabins or similar rustic structures and organized, group recreational or educational activities for specified periods of time typically not less than one week. It may be used on a limited basis to provide meeting, recreation or social facilities for a private association or group as an accessory use.	–	–	–	–	C	–	–	–	–	C	C	C
<b>Primitive camp</b> A seasonal dwelling used for a limited period of time each year that lacks complete kitchen and indoor sanitation facilities.	–	–	–	–	–	–	–	–	–	P	P	P
<b>Recreation path</b> A pathway dedicated to non-motorized recreational use.	P	P	P	P	P	C	C	C	C	C	P	P



USE & DEFINITION <i>P = Permitted Use    C = Conditional Use    – = Use Not Allowed</i>	DN	TC	MU1	MU2	MU3	OI	R10	R4	R1	RR	RA	FC
<b>Park or nature preserve</b> A site maintained in a primarily unimproved natural state for passive recreation or conservation purposes.	P	P	P	P	P	P	P	P	P	P	P	P
CIVIC AND COMMUNITY												
<b>Agricultural Center:</b> A facility serving as an example of farmstead activities that is open to the public and operated by a private non-profit entity.	-	-	-	C	P	-	-	C	C	P	P	P
<b>Grade school</b> A state-recognized institution used to educate children from pre-school through grade 12.	P	P	P	P	–	–	P	P	P	–	–	–
<b>College or university</b> An accredited institution of higher learning that grants undergraduate or graduate degrees.	P	P	C	P	–	–	–	–	–	–	–	–
<b>Technical or trade school</b> An establishment that offers vocational and technical training typically required for specific trades or occupations, and often leading to job-specific certification.	C	C	–	C	–	P	–	–	–	–	–	–
<b>Specialty school</b> A commercial establishment that offers instruction, classes or training on a specific topic such as cooking, arts, crafts, dance, music, sports or fitness.	C	C	C	C	C	C	–	–	–	–	–	–
<b>Government office or courthouse</b> An establishment used by federal, state or local government agencies to administer, oversee and manage public programs, and to carry-out government functions. This definition specifically excludes public safety facility and highway maintenance facility	P	P	P	P	–	–	–	–	–	–	–	–
<b>Community center</b> A public or non-profit establishment used as a place of meeting for civic, recreational and social activities that is generally open to the public.	P	P	C	P	C	–	–	–	–	–	–	–
<b>Public safety facility</b> An establishment that provides fire, rescue, police, or emergency response services.	P	P	P	P	–	P	–	–	–	–	–	–
<b>Highway maintenance facility</b> An establishment used to store, maintain and repair the vehicles, machinery, equipment and materials necessary for public highway repair and maintenance, or to provide municipal infrastructure and services such as water or sewer.	–	–	–	C	–	P	–	–	–	–	–	–
<b>Medical clinic or office</b> An establishment from which one or more licensed practitioners provide healthcare services to people primarily as outpatients.	P	P	C	P	–	P	–	–	–	–	–	–
<b>Child day care facility</b> An establishment that cares primarily for infants and preschool-age children, as well as older children when school is not in session.	P	P	P	P	–	C	–	–	–	–	–	–
<b>Social assistance and charitable services</b> An establishment that provides social assistance services directly to individuals, and that does not offer residential or accommodation services.	P	P	C	P	–	P	–	–	–	–	–	–
<b>Religious institution</b> An establishment that is primarily designed for worship and religious congregations. It may also include classrooms, residential quarters, and spaces to accommodate social activities as an accessory use.	P	P	P	P	–	–	–	–	C	C	–	–
<b>Funeral and cremation services</b> An establishment that prepares deceased people for burial or cremation, cremates the remains of deceased people, or holds funeral services.	P	P	C	P	–	P	–	–	–	–	–	–
<b>Cemetery</b> A site designed to inter or otherwise store the remains of deceased people or pets.	–	–	–	C	–	–	–	–	C	P	P	–
<b>Social or membership club</b> A private establishment that is the premises of an organization that meets periodically to promote some social, service, educational, athletic or recreational objectives and that caters exclusively to members and their guests.	P	P	C	P	P	–	–	–	–	–	–	–

USE & DEFINITION <i>P = Permitted Use   C = Conditional Use   – = Use Not Allowed</i>	DN	TC	MU1	MU2	MU3	OI	R10	R4	R1	RR	RA	FC
NATURAL RESOURCE BASED												
<b>Agriculture or forestry</b> An establishment that grows crops, raises animals, harvests timber, or harvests plants or animals from their natural habitats.	–	–	–	P	P	–	–	–	–	P	P	P
<b>Greenhouse or nursery</b> A commercial establishment that grows nursery products, nursery stock, trees, shrubs or flowers. It may include retail sale of products grown on-site as an accessory use.	–	–	–	P	–	P	–	–	–	C	C	–
<b>Outdoor Cannabis Cultivation</b> <i>An establishment licensed by the state Cannabis Control Board to grow cannabis plants on an expanse of open or cleared ground or under a structure that maintains a sunlit environment for the cultivation of cannabis.</i>	–	–	–	C	–	–	–	–	–	–	C	–
<b>Agriculture support services</b> An establishment that performs support activities related to raising livestock such as breeding services, livestock sales or auctions, and slaughterhouses or slaughtering services.	–	–	–	–	–	P	–	–	–	C	C	–
<b>Stable or riding facility</b> An establishment intended to house, train or care for horses.	–	–	–	C	C	–	–	–	–	P	P	C
<b>Forestry operations (except sawmill and wood pellet production)</b> An establishment that processes trees and logs or manufactures forest products.	–	–	–	–	–	P	–	–	–	C	C	C
<b>Sawmill or wood pellet production</b> An establishment that processes timber harvested off-site into wood construction and manufacturing materials such as   lumber, veneer, stud wood, plywood, poles, pilings, and wood chips, or an establishment that manufactures wood pellets.	–	–	–	–	–	P	–	–	–	–	C	C
<b>Fishing or game preserves</b> An establishment that is used for commercial hunting or trapping, or as a commercial or recreational game or hunting preserve.	–	–	–	–	–	–	–	–	–	P	P	P
<b>Mining or quarrying</b> An establishment that dredges, quarries, mines, or develops mine sites for crushed and broken stones, limestone, sand, gravel, clay, topsoil, or other stones and nonmetallic minerals. It may include on-site processing such as crushing, grinding, washing or screening.	–	–	–	–	–	P	–	–	–	–	C	C
<b>On-farm business</b> An establishment that engages in agri-tourism, agri-education, direct marketing of locally-produced farm or forest products, or that adds value to locally-produced farm or forest products.	–	–	–	C	C	–	–	–	–	C	C	C

4.18 Dimensional Standards Table

	DN	TC	MU1	MU2	MU3	OI	R10	R4	R1	RR	RA	FC
LOTS												
Minimum lot size	3,000 sf	15,000 sf	4,000 sf	12,000 sf	1 acre	20,000 sf	8,000 sf	10,000 sf	1 acre	5 acre	10 acre	25 acre
Minimum lot frontage	50 ft	120 ft	65 ft	90 ft	150 ft	120 ft	65 ft	65 ft	120 ft	300 ft	300 ft	300 ft
Maximum lot coverage	100%	75%	85%	75%	50%	70%	80%	60%	50%	10%	5%	1%
DENSITY												
Maximum residential density (DU = dwelling unit)	no max	no max	1 DU per 4,000 sf of lot area	1 DU per 4,000 sf of lot area	1 DU per 1 acre of lot area	n/a	1 DU per 4,000 sf of lot area	1 DU per 10,000 sf of lot area	1 DU per 1 acre of lot area	1 DU per 5 acres of lot area	1 DU per 10 acres of lot area	n/a
Residential density bonus (in addition to maximum residential density)	n/a	n/a	n/a	50% bonus for 75% under-building parking	50% bonus for 50% protection	n/a	n/a	n/a	n/a	3 DU per 5 acres with 50% protection	3 DU per 10 acres with 70% protection	n/a
Net Zero density bonus	n/a	n/a	no max	no max	no max with 50% protection	n/a	no max	no max	no max	no max with 50% protection	no max with 70% protection	n/a
SETBACKS												
Minimum front setback	0 ft	15 ft	10 ft	15 ft	30 ft	20 ft	15 ft	15 ft	30 ft	30 ft	30 ft	30 ft
Maximum front setback	15 ft	30 ft	30 ft	no max	no max	no max	no max	no max	no max	no max	no max	no max
Minimum side setback	0 ft	10 ft	10 ft	20 ft	20 ft	15 ft	10 ft	10 ft	15 ft	20 ft	20 ft	20 ft
Minimum rear setback	0 ft or 10 ft if abutting residential or mixed use district	10 ft or 20 ft if abutting residential district	10 ft or 20 ft if abutting residential district	10 ft or 20 ft if abutting residential use or district	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft
Minimum Water Resources setback	10 ft	20 ft	20 ft	50 ft	50 ft	50 ft	30 ft	50 ft	50 ft	50 ft	50 ft	50 ft
BUILDINGS												
Maximum building footprint	no max	no max	6,000 sf	no max	6,000 sf	no max	6,000 sf	no max	no max	no max	no max	no max
Maximum building coverage	no max	40%	no max	40%	no max	no max	no max	no max	15%	no max	no max	no max
Minimum building height	2 stories	2 stories	2 stories	20 ft for nonresidential buildings	no min	no min	no min	no min	no min	no min	no min	no min
Maximum building height Measured as average between eaves and ridge for pitched roofs and to roof deck for flat roofs	40 ft	40 ft	30 ft	30 ft or 40 ft w/ 75% under-building parking	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft

## Section 13 Definitions

Defined terms are indicated in **boldface** throughout the text of Section 13. Terms used with specific meaning under the flood hazard area regulations are indicated in ***bold italics*** and are separately defined within Section 12.5.

### 13.4 C

**Café:** See **Restaurant**.

**Camp:** A seasonal fixed **structure** used on a transient basis for recreational purposes; a facility used for accommodating groups of people overnight on a temporary basis in a natural setting for recreation or instruction usually during the summer season. See also **Summer Camp**.

**Campground:** A facility, area or place that is used for **camping**; a place where people can put up a tent or park a **camper** and that often has toilets, sinks, and showers.

**Camping:** Overnight transient lodging within or under temporary or mobile **structures** such and tents, tarps, lean-tos, **campers** or **recreational vehicles**.

***Cannabis:*** All parts of the *Cannabis sativa* L. plant including leaves, seeds, extracted resin, oil, or any derivative, preparation, or mixture thereof. ***Cannabis*** does not include hemp or hemp products as defined in 6 VSA §562, nor does it include mature stalks of the plant or fiber produced from the stalks, nor the sterilized seed of the plant, nor oil or cake made from the seed of the plant nor any derivative, preparation, or mixture thereof.

***Cannabis, cultivation, indoor.*** An establishment licensed by the state Cannabis Control Board to grow ***cannabis*** plants within an enclosed structure using artificial lighting.

***Cannabis, cultivation, outdoor.*** An establishment licensed by the state Cannabis Control Board to grow ***cannabis*** plants on an expanse of open or cleared ground or under a structure that maintains a sunlit environment.

***Cannabis, manufacturing.*** An establishment licensed by the state Cannabis Control Board to produce ***cannabis*** products, including but not limited to concentrated cannabis, edibles, ointments, tinctures, or vaporizer cartridges containing cannabis oil, and to sell such products to licensed cannabis retailers.

***Cannabis, retail.*** An establishment licensed by the state Cannabis Control Board to sell ***cannabis*** products to adults 21 years of and older for off-site consumption.

***Cannabis, testing.*** A laboratory licensed by the state Cannabis Control Board to provide testing of ***cannabis*** or ***cannabis*** products, including but not limited to cannabinoid and contaminant content testing.

***Cannabis, wholesale.*** An establishment licensed by the state Cannabis Control Board to store, process, and sell ***cannabis*** and ***cannabis*** products to licensed cannabis retailers.

***Cannabis, integrated establishment.*** An establishment licensed by the state Cannabis Control Board to engage in ***cannabis*** cultivation, wholesale, manufacture, testing, and retail activities.

**Canopy:** A **structure** the purpose of which is to shelter an activity performed outside of a building, such as over a building entrance, loading area, bus stop, or gas pumps.

**Canopy Sign:** See **Sign, awning, canopy or marquee**.

**Cellar:** A space partially or fully below ground level and with a floor-to-ceiling height of less than 6.5 feet. Cellars shall not be counted as a story in the computation of the intensity of land use **development** or of gross floor area. See also **Basement**.

**Cemetery:** Land used for the burial or interment of the remains of deceased people or pets and open to use by a community of people or the general public. Conversely, a family burying ground is one in which no lots are sold to the public and in which interments are restricted to a group of persons related to each other by blood or marriage.

**Certificate of Compliance:** A certificate issued by the **Zoning Administrator** confirming that a property conforms to municipal zoning approvals, permits, and applicable zoning regulations.

**Change of use:** The modification of a use of an existing **building** or **parcel** of land, or the replacement of a use of a **building** or land with another use or uses, or the addition of a use or uses to a **building** or land, or the cessation of a use or uses of a **building** or land.

**Channel:** An area that contains continuously or periodic flowing water that is confined by **banks** and a streambed.

**Child Care:** Developmentally appropriate care, protection, and supervision designed to ensure wholesome growth and educational experiences for children outside of their homes for periods of less than 24 hours per day in a **daycare** facility. See also **Daycare** and **Early Childhood Facility**.

**Club:** Building or use catering exclusively to the members of an organization and their guests for recreational purposes and not operated primarily for profit.

**Co-location:** The use of a single mount or tower for more than one **antenna** for one or more telecommunications providers.

**Commercial Core:** All portions of the Town of Manchester falling within the DN, TC, and MU1 zoning districts.

**Commercial Use:** Nonresidential use of property for commerce or for the activity of buying and selling.

**Common Plan of Development:** The scheduled plan for refurbishing a **structure**. Such work might be planned unit by unit.

**Community Center:** A facility or portion thereof that provides recreational, educational or cultural activities for the residents of the community.

**Community Garden:** A private not for profit or public common area used for gardening by multiple individuals or groups.

**Composting Facility:** A facility used for the controlled biological decomposition of organic matter through active management to produce, use, or sell a stable humus-rich material. **Composting facility** shall not include the management of **sewage** or **septage** or materials derived from **sewage** or **septage**.

**Conditional Use:** Certain uses that may be allowed only by approval of the **Development Review Board** subject to affirmative conclusions under general and specific standards, as outlined in Section 3.3 of this ordinance.

**Condominium:** Privately owned units as defined in the condominium ownership act of the State of Vermont.

**Convalescent Home:** see **Nursing Home**.

**Convenience Store:** A **retail** store no larger than 3,000 gross square feet that is typically open for extended hours and that typically sells limited lines of groceries, household items, snacks and may include the sale of gasoline or other motor fuel, and is intended for the convenience of the surrounding neighborhood or passers-by.

**Core:** That portion of the Town of Manchester falling in the Downtown, Town Center, and Mixed Use 1 zoning districts or within 2,500 feet of the roundabout at the intersection of Main Street and Depot Street.

**Credit Union:** A type of not-for-profit **bank** that is owned by and operated for its consumer members.

**Crematory:** A building containing a properly installed, certified apparatus, typically a furnace, intended for use in the act of cremation (burning a cadaver to ashes). May be contained in a **funeral home**.

**Critical Facilities:** (see also **essential services**) include police stations, fire and rescue facilities, hospitals, shelters, **schools**, nursing homes, water supply and waste treatment facilities, and other **structures** the community identifies as essential to the health and welfare of the population and that are especially important following a disaster. For example, the type and location of a business may raise its status to a Critical Facility, such as a grocery or gas station.

**Customary Home Occupation (CHO):** A business that is customary in residential areas practiced within a dwelling unit. A customary home occupation requires a zoning permit in conformance with Section 6.6 of this ordinance.